

1800²

Inst # 1995-08762

THIS INSTRUMENT PREPARED
NAME JOEL C. WATSON, ESQUIRE
ADDRESS POST OFFICE BOX 987, ALABASTER, AL 35007
WARRANTY DEED (Without Survivorship)
SEND TAX NOTICES TO:
NOBLE W. FENNELL, JR.
Post Office Box 65
Pelham, AL 35124
ALABAMA TITLE CO., INC.

State of Alabama } Know All Men By These Presents,
SHELBY COUNTY
That in consideration of Ten and No/100-----DOLLARS
to the undersigned grantor Paul Jackson Segars, Jr., an unmarried man,
in hand paid by Noble W. Fennell, Jr., an unmarried man,
the receipt whereof is acknowledged by the said Paul Jackson Segars, Jr.,
an unmarried man,
do grant, bargain, sell and convey unto the said Noble W. Fennell, Jr., an unmarried man
the following described real estate, situated in Shelby/Bibb County, Alabama,
to-wit:

Parcel No. 10, according to the Map and Plat of a Resurvey of
Whispering Pines Farms as recorded in Map Book 13 page 131, in the
Probate Office of Shelby County, Alabama, more particularly described
by metes and bounds as follows:
Begin at the southeast corner of Section 11, Township 21 South,
Range 5 West, Shelby County, Alabama, and run South 86 deg. 44 min. 16
sec. West along the South line of said Section 11 a distance of
1,180.02 feet, more or less, to a barbed wire fence that marks the
perimeter of a cemetery. From this fence thence turn north 3 deg.
52 min. 17 sec. West and run 60 feet, more or less, to the North
boundary line of this cemetery; thence turn South 86 deg. 44 min. 16
sec. West and run 312 feet, more or less, along the North boundary
line of said cemetery and existing fence; thence turn South 3 deg.
52 min. 17 sec. East and run 60 feet, more or less, back to a point on
the South line of Section 11, Township 21 South, Range 5 West; thence
South 86 deg. 44 min. 16 sec. West and run 664.08 feet, more or less,
to a point that is also the Southwest corner of this described parcel;
thence North 3 deg. 52 min. 17 sec. West a distance of 1,003.66 feet
to a point; thence North 78 deg. 18 min. 44 sec. East 119.12 feet to a
point; thence North 9 deg. 03 min. 41 sec. 222.69 feet to a point on
the Southerly right of way line of Bibb County Highway No. 13; thence
North 75 deg. 04 min. 34 sec. East along right of way line of said
Highway No. 13 a distance of 1,663.23 feet to the P.C. (beginning
point of curve) of a highway curve to the right having a central angle
of 10 deg. 24 min. 04 sec. and a radius of 5,385.00 feet; thence
continue along the arc of said curve a distance of 977.57 feet to a
point; thence run South 9 deg. 39 min. 00 sec. East a distance of
1,701.10 feet to a point on the South line of the SW 1/4 of the SW 1/4
of Section 12; thence run South 86 deg. 55 min. 20 sec. West along the
South line of said 1/4 1/4 section a distance of 716.76 feet back to
the point of beginning; being situated in Shelby County, Alabama and
Bibb County, Alabama.

Inst # 1995-08762
04/05/1995-08762
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10:00
001 MCD

Subject to easments, restrictions and right-of-ways of record.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th
day of March, 1995.

WITNESS:
Paul Jackson Segars, Jr.
Paul Jackson Segars, Jr.

State of Alabama } General Acknowledgement
Shelby COUNTY
I, Joel C. Watson, hereby certify that Paul Jackson Segars, Jr.,
whose name is signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date. know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 30 day of March A. D., 1995
Joel C. Watson
Notary Public